

Wrexham, Holt Road Residential Site – Utility Statement



QA

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1.0 INTRODUCTION

The site at Holt Road is largely owned by the University but a smaller section of the site, which is not part of this planning application, is owned by the Council. The Council land sits to the west and includes the surface car park and the majority of the existing single storey buildings to the north west. The University own a small element of the existing buildings as indicated on the ownership plan but this building is currently surplus to University requirements and is not in use.

The site is surrounded by existing residential properties and is used as informal public open space and sports pitches. It is proposed that a development of 77 residential units including 23 affordable units is developed to the east of the site leaving a substantial amount of land to the west for use by the community as public open space or sports pitch usage. As a result, the provision of public open space is above Planning Authority spatial standards. The total number of residential units on site has been dictated by Local Authority development density standards and equates to over 30 dwellings per hectare.

Within the proposed residential layout is a further provision of public open space focused on the area adjacent to the proposed access onto Holt Road. The proposed access onto Holt Road has been developed by the Highways Consultant in collaboration with the Highways Authority and takes account of the existing controlled pedestrian crossing in that location. Parking standards and internal access roads and pedestrian footpaths within the development are also in compliance with Local Authority standards.

The layout of the residential units has been developed to respect the privacy of existing neighbours in respect of aspect and separation with all proposed units also complying with Local Authority privacy and separation design standards.

A landscaping scheme has been developed by the Landscape Consultant and includes the provision for pedestrian connectivity from the development through to the west of the site to allow continued flow across the site from Holt Road to Dean Road.



2.0 EXISTING SERVICES

Futureserv have applied for and received existing site services maps through Groundwise; a Utility Management company. Utility companies have been approached and requested to confirm if there are any services within 50metres of the proposed site and provide maps.

We are anticipating the following existing services in the immediate vicinity of the site:

- Wales & West Gas
- BT Telecoms
- Wrexham Council
- Dee Valley Water
- Welsh Water

	WATER	GAS	DRAINAGE	ELECTRICITY
PRELIM CALCS	5.1 L/S	77 x Standard U6 type meters	12.1 L/s	172 Kva

Full details of Utility Company responses are contained within the appendix of this report. Anticipated 'Affected Utilities' are within Appendix A and anticipated 'Unaffected Utilities' are within Appendix B.

Note: For the manageability of this report, low resolution maps have been included in the appendices. Futureserv can forward original, 'higher resolution' maps if requested.

3.0 PROPOSED SERVICES

We have carried out a preliminary load assessment of the required utility services to support the new development and comparing the previous use of the site, we would expect:

- An increase in Water supply to the site
- An increase in Gas supply to the site
- An increase in Foul Drainage to the site
- An increase in Electrical demand to the site
- An increase in Telecommunications and Data Traffic

Below is a table of the preliminary load assessment results: -

From the initial analysis shown above we would expect the new development will need:

- A new electrical supply, serving the houses.
- A new substation is anticipated within the development .
- A new water supply, serving the houses.
- new gas supplies serving each property on the development
- New foul drainage connections to each property on the development.
- New connections for telecommunications and data services for each property would need to be entered into discussion with the chosen telecommunications provider to determine the internet speeds available in the area.

4.0 CONCLUSION

- Existing Utility Supplies have been identified in the vicinity of the site and a scope of works will be developed to identify isolation, diversion and removal from the site, safely prior to the excavation works commencing. We recommend that this scope of works is undertaken either as an 'enabling works package' or early at the design stage.
- Retained and new Utility Supplies which run close to the works boundary area should be located and positions clearly marked up to avoid damage to the equipment whilst excavation works is in progress.
- Utility load estimates within this report will be applied for at RIBA stage 2 of the project with the Utility providers and confirmation of service availability, preferred routes will be shown, either forming part of the 'enabling works package' or early stage design.

APPENDICES

- A** **AFFECTED UTILITIES**
- B** **UNAFFECTED UTILITIES**
- C** **AWAITING INFORMATION**

GROUNDWISE

Groundwise Searches Ltd

Groundwise Reference 21797JS

Site Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Click on a Data Supplier to view their response

Type	Data Supplier	Date Received	Date Sent	Assets in Area
Electricity	Energetics	25/4	26/4	
Electricity	SP Energy Networks	26/4	26/4	X
Electricity	Utility Assets Ltd	26/4	26/4	
Gas	GTC	26/4	26/4	
Gas	Wales & West	26/4	26/4	X
Mobile Phone Masts	Mast Data	26/4	26/4	
Telecom	BskyB Telecommunications Services Ltd	25/4	26/4	
Telecom	BT	26/4	26/4	X
Telecom	C.A. Telecom - Colt	11/5	11/5	
Telecom	CityFibre	26/4	26/4	
Telecom	euNetworks	30/4	30/4	
Telecom	Instalcom Ltd	25/4	26/4	
Telecom	Interoute Viasse Ltd	26/4	26/4	
Telecom	KPN	25/4	26/4	
Telecom	MBNL	26/4	26/4	
Telecom	Planecast	25/4	26/4	
Telecom	Telent	22/5	22/5	
Telecom	Trafficomaster	30/4	30/4	
Telecom	Verizon	26/4	26/4	
Telecom	Virgin Media	30/4	30/4	X
Telecom	Vodafone	30/4	30/4	
Transport	Network Rail	30/4	30/4	
Street Lighting	Wrexham Council	25/4	26/4	X
Various	LinesearchbeforeUdig	26/4	26/4	
Various	SSE	26/4	26/4	
Water Mains	Dee Valley Water	25/4	26/4	X
Water Sewers	Welsh Water	26/4	26/4	X
District Energy	ENGIE	26/4	26/4	

A1 SP ENERGY NETWORKS



A2 GTC

Rosie Munns

From: plantenquiryservice@gtc-uk.co.uk
Sent: 26 April 2018 09:05
To: Rosie Munns
Subject: GTC Plant Enquiry - Ref- 670684
Attachments: 670684.png; GU-DPR-IG-0022 Safe working in the vicinity of utility networks.pdf

Warning: GTC Apparatus Exists in This Area

Our Plant Enquiry Service Ref: 670684
Your Enquiry Ref: 21797JS

Dear Rosie,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. For your records, the search area is shown in the attached map.

Please click on the links below to download copies of the relevant utility asset drawings locating our assets in the area which you identified. These drawings are grouped by our relevant network reference, should you need to contact us regarding any of our networks please quote this reference. Links to files will remain live for 10 days. If you do not download these files within this period you will need to submit a new enquiry – this will ensure you have an up-to-date copy of our asset records.

PLEASE NOTE: Where drawings are large, these have been provided in smaller segments. A drawing index is provided as the first file listed for each network reference (example of a network reference: N1234567) shown below. This is intended to help you find the drawing relevant to you more quickly. Please take care to ensure that you use the relevant drawings for every network listed below as we may have multiple networks and multiple utilities in this area.

N0007986

Gas

- [N0007986-1_1_of_4_Entire_site.png](#)
- [N0007986-1_2_of_4.png](#)
- [N0007986-1_3_of_4.png](#)
- [N0007986-1_4_of_4.png](#)

This information is for guidance only and the precise position of the plant must be established, prior to your works, using hand-digging methods only. The contractor will be held responsible for any damage caused to our asset. Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Independent Fibre Networks Limited
- Independent Community Heating Limited

1

If you have any queries or require any further information please do not hesitate to contact us.

All works in the vicinity of our networks should be undertaken in accordance with the attached document "GU-DPR-IG-0022: Safe working in the vicinity of utility networks". Reference should also be made to HSG47 Avoiding Danger from Underground Services.

Important: The area of your proposed works may contain gas mains operating at Medium and Intermediate Pressure tiers or electric cables operating at High Voltage – please refer to the network drawings included with this email. If your proposed works are likely to involve excavation within 10 metres of any of these assets, including but not limited to gas governors and electric substations you **MUST** inform GTC Plant Enquiries by calling 01359 240363 and quoting your Plant Enquiries Service Reference number.

Important: Drawings provided by this service may include utility assets not owned or managed by GTC. Conversely our drawings will NOT display assets from all third parties. It is your responsibility to ensure you have requested information from all utility asset owners.

Gas Escape or Damage MUST be reported on 0800 111 999. National Grid / DNGT will attend to make safe and repair.

Electricity Network Damage MUST be reported to ENC on 0800 032 6990.

Water Network Damage MUST be reported to IWNL on 02920 028 711

Fibre Network Damage MUST be reported to IFNL on 0845 051 1669

Thank you for using the GTC Plant Enquiries Service.

Your sincerely,

GTC Plant Enquiry Service

GTC
Energy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
plant.enquiries@gtc-uk.co.uk

NOTE:

This E-Mail originates from GTC, Energy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP
VAT Number: GB688 8971 40, Registered No: 029431.

DISCLAIMER

The information in this E-Mail and in any attachments is confidential and may be privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your system and notify the sender immediately. You should not retain, copy or use this E-Mail for any purpose, nor disclose all or any part of its content to any other person. Whilst we run antivirus software on Internet E-Mails, we are not liable for any loss or damage. The recipient is advised to run their own up to date antivirus software.

Thank you

2



A3 WALES & WEST



Wales & West Utilities Limited **General Conditions to be observed for the Protection of** **Apparatus and the Prevention of Disruption to Gas** **Supplies.**

General conditions affecting the design, construction or maintenance of services and/or structures or other works in the vicinity of Wales & West Utilities' plant, pipelines and associated installations:

These general conditions apply only to the gas apparatus and pipes operated by Wales & West Utilities. It is possible that there may be other gas transporters with apparatus in the vicinity and you should ensure that you have made enquiries of them and have complied with their requirements.

1. GRAPHIC REPRESENTATION OF GAS MAINS

Any plans supplied or marked up by Wales & West Utilities will indicate the APPROXIMATE location of its apparatus. This information is provided as a general guide only; its accuracy cannot be guaranteed and is given without obligation or warranty. Service pipes are not shown but their presence should be anticipated. No liability whatsoever is accepted by Wales & West Utilities, its agents or servants for any error, omission, discrepancy or deviation.

Should you require assistance on site locating Wales & West Utilities' apparatus, please contact our Plant Protection Team on 02920-278912.

2. METHODS OF WORKING

The following methods of work shall not normally be permitted within the limits of distance indicated (relative to the established pipe position). Any variances must have prior consent from Wales & West Utilities:

Mechanical Excavation	3m (1m in respect of low pressure mains)		
Piling / Pile removing / Boring	15m	Hydraulic Testing	8 m
Welding or other hot works involving naked flame*	15m	Explosives	250m

Wales & West Utilities must be consulted prior to carrying out any excavation work within **10m** of any above or below ground gas installations or pipeline. No excavation works may commence within **50m** of a High Pressure or Very High Pressure Pipeline unless the pipeline has been located by tracing and its precise route identified.

* NOTE: Welding or other hot works involving naked flames shall be carried out at a safe distance to the satisfaction of a Wales & West Utilities Engineer. A check should be made prior to the commencement of works, to ensure a gas free atmosphere exists. It is also necessary to monitor the atmosphere at regular intervals for the duration of the works. In no case shall such activities take place in any Wales & West Utilities Easement without the written consent, and in the presence, of a Wales & West Utilities representative.

No work shall be undertaken near, nor heavy plant or equipment moved over, any gas pipeline or apparatus until all of the following conditions have been complied with.

Where Wales & West Utilities have apparatus in the vicinity of your work, any damage to it could have serious consequences. In view of this and in the interests of safety a meeting should be arranged before the commencement of work on site between Wales & West Utilities representatives, representatives of the promoting authority, the contractors, and any other interested parties. At this meeting the suggested program of site works and plant safety should be discussed. It is essential that this meeting is convened well in advance of commencement on site. Access to Wales & West Utilities' plant and facilities for inspection by Wales & West Utilities staff must not be affected. Where formal consent has been given, **A MINIMUM OF SEVEN DAYS NOTICE IS REQUIRED** before carrying out work in Wales & West Utilities easements, or the appropriate notice under the New Roads & Street Works Act where existing plant is situated within the public highway.

3. PROXIMITY OF OTHER PLANT

A minimum clearance of **600 millimetres (mm)** should be allowed between all plant being installed and an existing gas main operating above medium pressure (MP), whether the adjacent plant is parallel to or crossing the gas pipe. For mains operating at MP or below, this distance can be reduced to 300mm. **NO APPARATUS SHOULD BE LAID OVER AND ALONG THE LINE OF A GAS PIPE IRRESPECTIVE OF CLEARANCE.**

No manhole or chamber shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe without consultation with and the agreement of Wales & West Utilities staff.

4. PROTECTION

Where any works cross or run in close proximity to Wales & West Utilities apparatus, periodic visits must be made by a linesman. His requests for protection or support to the apparatus shall be immediately observed.



Suitably designed crossing points are to be constructed to the satisfaction of a Wales & West Utilities Engineer. These crossing points shall be clearly indicated by the erection of buntings and crossings at other places should be prevented.

Backfill material adjacent to Wales & West Utilities apparatus shall be soft fill or sand, containing no stones, bricks, or lumps of concrete etc., placed to a minimum 150mm around the mains and is to be well compacted by hand. No power consolidation shall take place above the main until 300mm of soft fill has been compacted by hand.

5. DAMAGE TO COATINGS

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent, Wales & West Utilities must be notified so that repairs can be made to prevent future corrosion and subsequent leakage. **WHERE MINOR DAMAGE TO COATING IS REPORTED TO WALES & WEST UTILITIES PRIOR TO BACKFILL THE NECESSARY REPAIR WILL BE MADE FREE OF CHARGE.**

6. CATHODIC PROTECTION

Where Wales & West Utilities apparatus is cathodically protected either by sacrificial anode or impressed current and where new apparatus is to be laid and is to be similarly protected, Wales & West Utilities will require to carry out interaction tests to determine whether its own system is adversely affected. The cost of any mutually agreed remedial action will be recharged to the authority installing the new apparatus. If any bond wires, test leads etc., used in connection with cathodic protection systems are damaged or found to be in poor condition, broken or disconnected, Wales & West Utilities must be notified prior to backfilling so that a repair can be made.

7. HOT WORKS

Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Particular care must be taken to avoid damage by heat or naked flames to plastic gas pipes or to the protective coatings on other pipes.

8. DEMOLITION

Live gas services must be disconnected **PRIOR** to demolishing any property, arrangements must be made for Wales & West Utilities to check for the presence of any live gas services.

9. TREE PLANTING

Wales & West Utilities must be contacted prior to all tree-planting works above or near our apparatus. Further information can then be made available.

10. DEEP EXCAVATIONS

Any work involving deep excavations (1.5m or more) will be subject to the "Model Consultative Procedure for Pipeline Construction Involving Deep Excavations". This may require the diversion of Wales & West Utilities' apparatus prior to the commencement of your works. Detailed plans and cross sections will be required in order to determine the effect of these works on Wales & West Utilities' apparatus.

11. LEAKAGE FROM GAS MAINS OR SERVICES

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- Remove all personnel from the immediate vicinity of the escape.
- Inform the Gas Emergency Service on **0800 111 999**
- Prevent any approach by the public, prohibit smoking, and extinguish all naked flames or other sources of ignition for at least 15 metres from the leakage. Do not operate any electrical switches in the vicinity of the escape.
- Assist gas personnel, Police and/or Fire Services as requested.

**IN THE EVENT OF A LEAK OBSERVE THE ABOVE BUT DO NOT ATTEMPT TO SEAL THE LEAK
REMEMBER - IF IN DOUBT, SEEK ADVICE FROM WALES & WEST UTILITIES.**

12. BUILDING PROXIMITIES

There are minimum proximity distances for buildings from Wales & West Utilities' mains depending on both the operating pressure and the material of the main. Advice should be sought from Wales & West Utilities prior to building works taking place to confirm these distances.

Temporary buildings should not be placed above any gas pipe or within 3.0 metres of mains operating above 75mbar (medium, intermediate and high pressure mains) during construction activities and in no circumstances should permanent structures be built over any pipe transporting gas.

13. SITE RESPONSIBILITIES

All costs incurred by Wales & West Utilities for the repair of direct or consequential damage to gas plant will be rechargeable (with the exception of paragraph 5). Wales & West Utilities reserves the right to divert any affected apparatus or alternatively specify suitable protection of its apparatus if proved necessary during the course of site works, the cost of which will be chargeable.

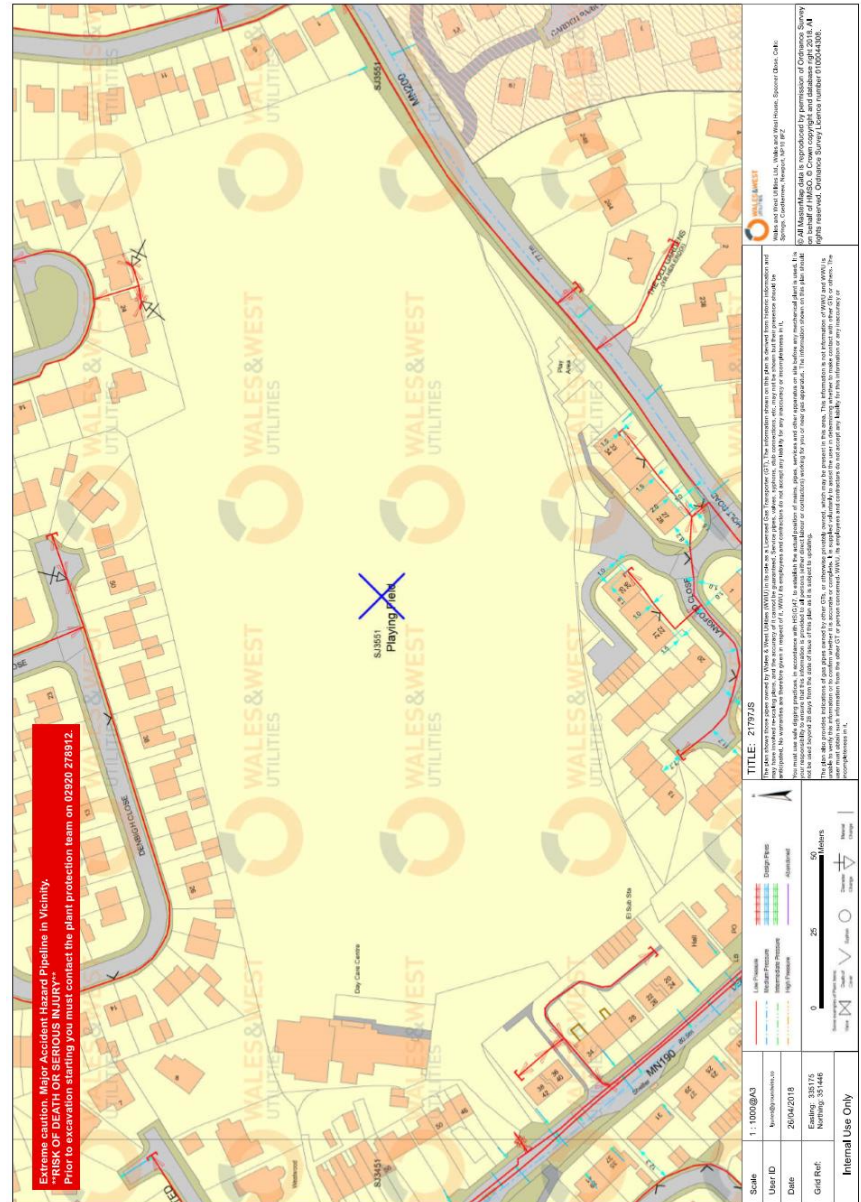
The above requirements do not relieve you of the responsibility of taking all precautions necessary to safeguard the Company's plant and to avoid risk to persons and property. The persons for whom the works are being undertaken, their servants, agents and contractors shall indemnify Wales & West Utilities servants, agents and contractors against any loss, damage, expenses, claims and actions incurred or brought against Wales & West Utilities, its



servants, agents and contractors in consequence of the provision of these works and activities associated therewith or ancillary thereto.

KEY TO MAPS

LP	Low Pressure	CI	Cast Iron
MP	Medium Pressure	SI	Spun Iron
IP	Intermediate Pressure	DI	Ductile Iron
HP	High Pressure	PE	Polyethylene
		ST	Steel



A4 OPENREACH



email: DBYD@openreach.co.uk
Phone: 0800 023 2023. Option 5

BT reference/date of issue: Refer to attached map(s)

Groundwise Reference: 21797JS

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods
Email Dial before you dig DBYD@openreach.co.uk
Visit the website www.dialbeforeyoudig.com

Thank you for your request of 26/04/2018 describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,
Itinerary

British Telecommunications plc Registered Office 81 Newgate Street LONDON EC1A 7AJ Registered in England no. 1800000
1 of 2

Openreach Plant Maps Requested

NewSite Office (addresses can be located from [here](#))

Dear Sir/Madam,

Thank you for your request to: www.openreach.co.uk/networkinfo/

You have downloaded copies of our drawings marked up to show the approximate location of Openreach apparatus, which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works made near to Openreach apparatus, which may, exist at various depths and may deviate, from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of Openreach plant. Please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by your plant. In the event of clearance not being adequate we anticipate that your plant is either resited, or an order is placed with Openreach for rearrangements of its plant. If there are any difficulties with the Map please email DBYD@openreach.co.uk

Please contact our Network Protection Service by Email on DBYD@openreach.co.uk giving seven days notice of your commencement date. This will provide you with on-site advice and a check of location for any Openreach apparatus.

Further to this, I hope the following points will assist you at the new development:-

Openreach has a licence obligation to provide service to any end customer requiring a connection. A Developer would not normally be charged for provision of service, our standard connection charges would apply to the end user when orders are placed with the communication provider of choice. However, should a Developer insist on an underground service in an area where Openreach plant is provided overhead, charges may be incurred.

When the Developer has obtained contract and planning permission Openreach would request a 'Clean', scaled Site Layout, Location Map and a covering letter be sent to the relevant newSite Office. We would particularly request that you give details of your programmed site start date and likely first occupancy date where possible. To obtain contact details of the newSite office covering the development area click on the URL below.

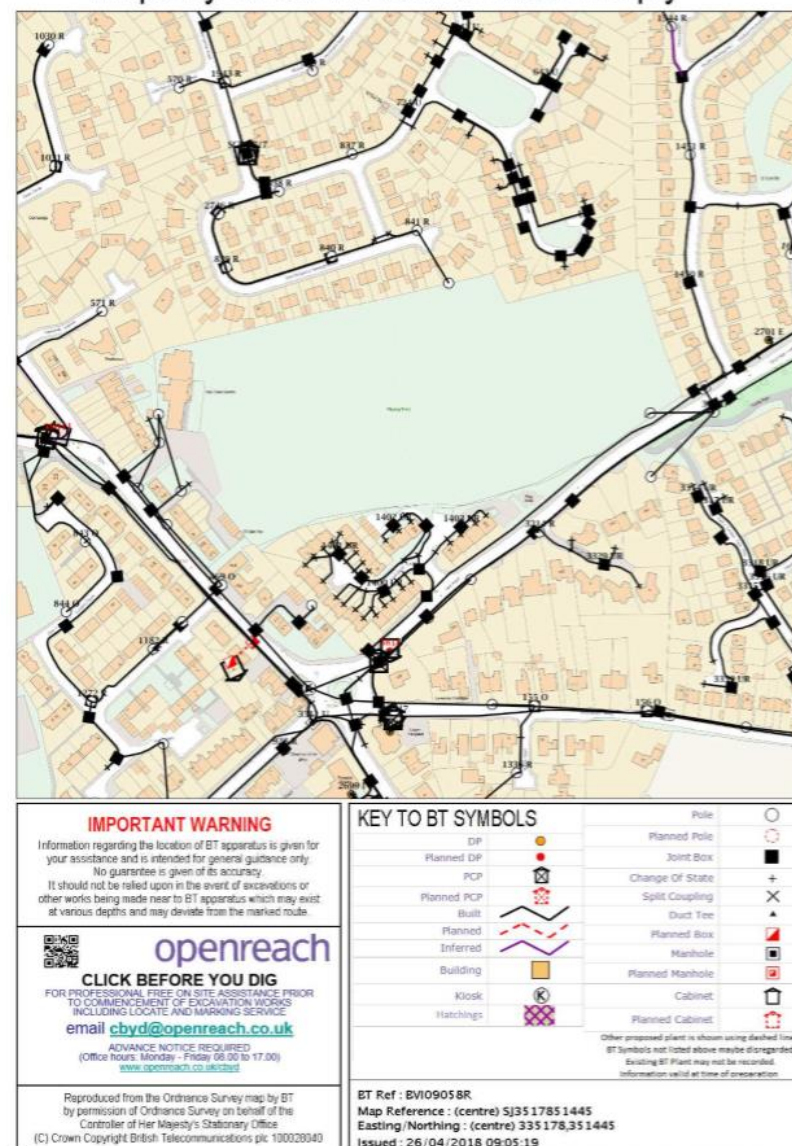
<http://www.openreach.co.uk/org/networkinfo/developnetwork/regionalcontacts.do>

Where a development affects existing Openreach apparatus in the public highway, the cost of any necessary protection or diversionary works must be borne by the Developer. In this case where a budget estimate is required a Site Plan, Location Map and a covering letter should be forwarded to the Repayments Project Office. Please visit <http://www.openreach.co.uk/org/networkinfo/alternatenetwork/alterationcontacts.do> for contact details of the Repayments Office covering the development area.

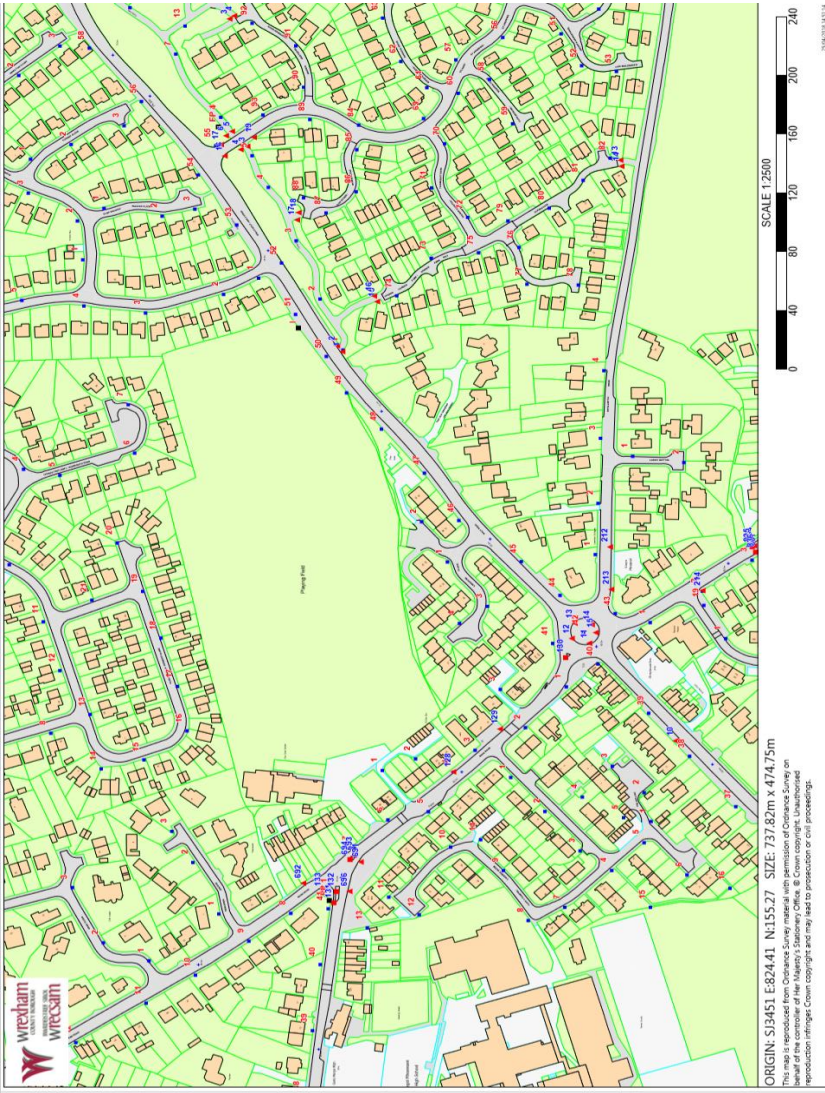
Yours faithfully,

Openreach newSites

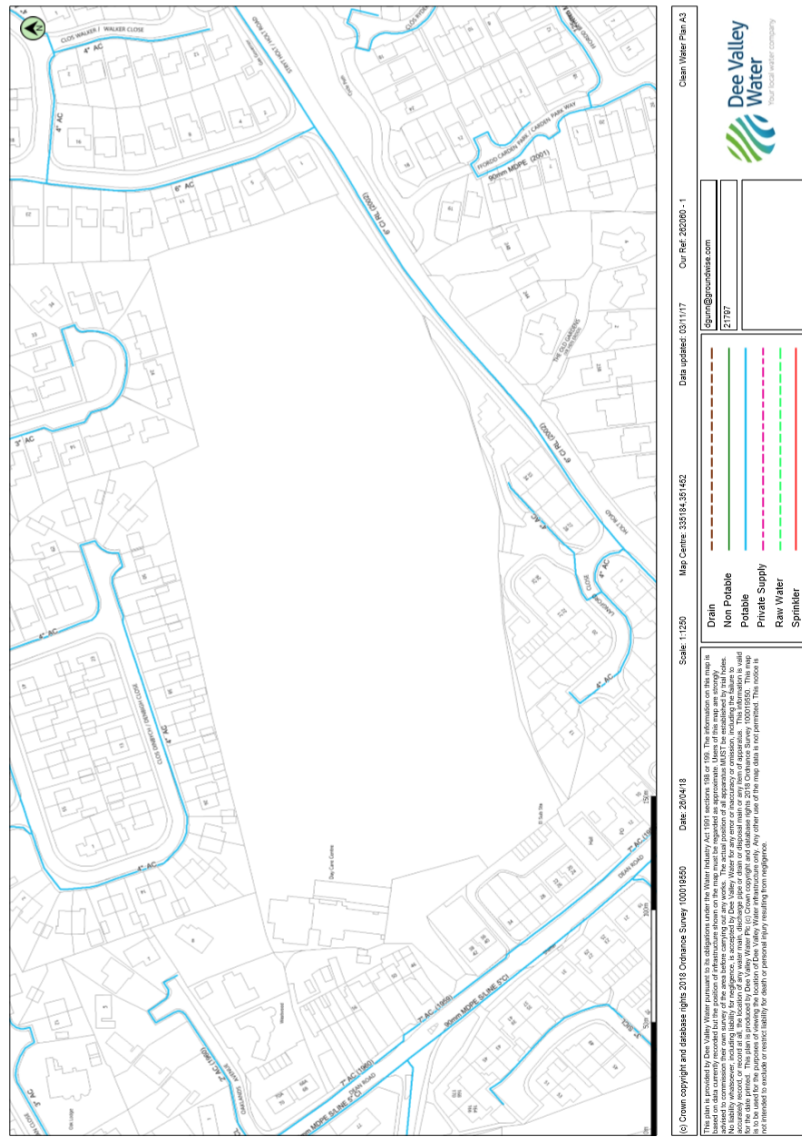
Maps by email Plant Information Reply



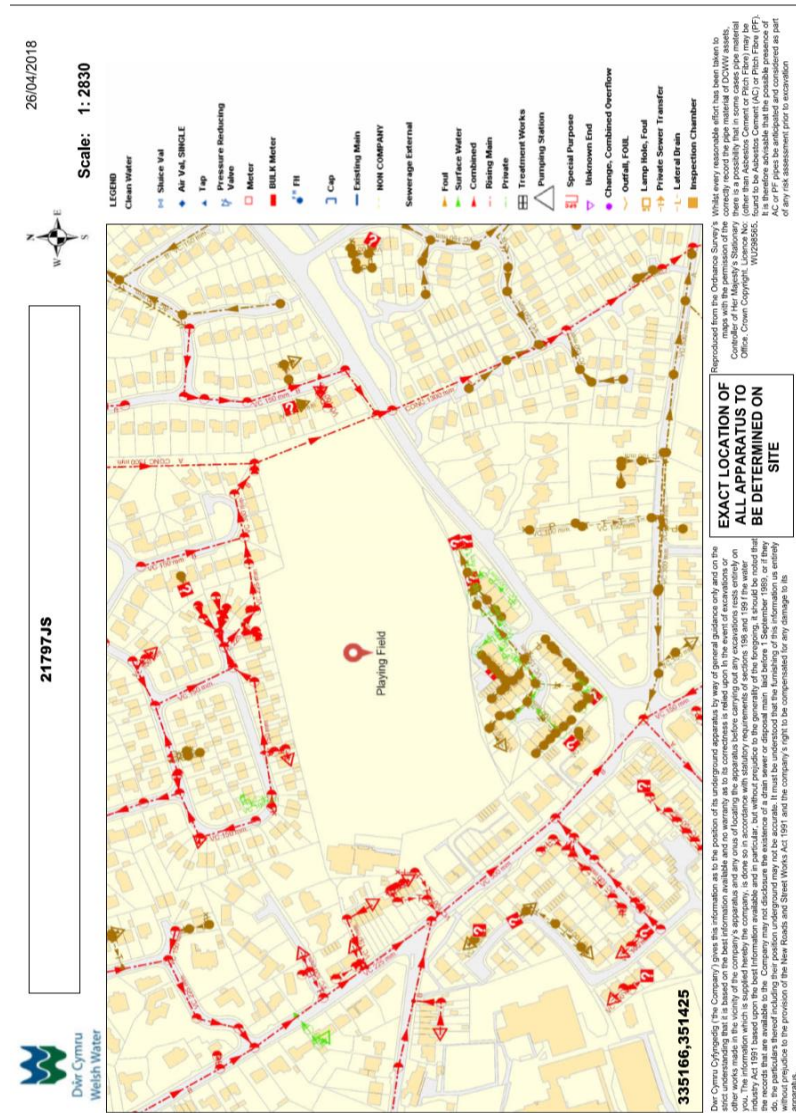
A6 WREXHAM COUNCIL



A7 DEE VALLEY WATER



A8 WELSH WATER



A9 VIRGIN MEDIA



Groundwise Searches Ltd
Suite 8 Chichester House
45 Chichester Road
Southend-on-Sea
Essex
SS1 2JU

Virgin Media
Field Services
Units 1-12
Broad Lane
Mayfair Business Park
Bradford
Yorkshire
BD4 8PW

Tel: 0870 888 3116 Opt 2

Plant Enquiry Ref: VM.1104394
Letter Date: 25.04.2018
Your Ref: 21797JS
Date: 27.04.2018

Dear Sir/Madam,

Enquiry Location:

Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Thank you for your enquiry regarding work at the above location.

I enclose a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Virgin Media.

You will be aware that you have a duty to ensure that no damage results to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optic, Coaxial and/or 240v Power Cables and as such, special care must be taken when excavating this area.

Should you require Virgin Media apparatus to be diverted we must agree a specification of works and provide a detailed estimate of costs. The costs are £720 (Business) or £240 (Residential) Inc VAT and the charge applies to each individual scheme requested. Both the estimate and specification will be sent to you within 25 working days of when the payment was received.

This initial payment will cover the following:-

- Detailed site visit by an experienced planning engineer. (Up to 10 hours planning time)
- Detailed specification of works.
- Detailed breakdown of costs.

Payment is required in advance for the estimated cost of detailed design work and the charge applies whether or not your works proceed. Please supply us with your payment and a copy of your plans or drawings and quote 'Our Ref' as above.

B2 MAST DATA

Mast Data
Mobile Phone Mast Locations

21797JS

UNAFFECTED

A search for the location and details of mobile phone masts around your site has been carried out using <http://www.mastdata.com/>

On this occasion there does not appear to be any masts within the vicinity of your site.



Further details can be found on the Mast Data website - <http://www.mastdata.com/>

26/04/2018

Groundwise Searches Ltd
Suite 8 Chichester House, 45 Chichester Road
Southend-on-Sea, Essex, SS1 2JU

B3 SKY

Joe Shawyer

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 25 April 2018 17:14
To: Joe Shawyer
Subject: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP



Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards

NRSWA Department
Tech UK - Implementation
sky | TECHNOLOGY
✉ nrswa@sky.uk ☎ +44 20703232234

From: Joe Shawyer [mailto:JShawyer@groundwise.com]
Sent: 25 April 2018 14:17
To: plantenquiries@energetics-uk.com; osm.enquiries@atkinsglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk; telenttelia.plantenquiries@telent.com; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA <nrswa.nrswa@sky.uk>; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk
Subject: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP
Importance: High

Ref: 21797JS
Site: Site by Holt Road, Dean Road, Wrexham, LL12 7TP
Grid Ref: 335178,351445
Requests: **URGENT – PLEASE REPLY ASAP**

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

B4 INSTALCOM LTD

Joe Shawyer

From: Plantenquiries <Plantenquiries@instalcom.co.uk>
Sent: 25 April 2018 15:03
To: Joe Shawyer
Subject: E04-18-4872 RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that CenturyLink Communications UK Limited (formerly Level 3), Global Crossing (Uk) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd do not have any apparatus within the indicated works area.

Instalcom responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept
Instalcom Limited
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: plantenquiries@instalcom.co.uk
Web: <http://www.instalcom.co.uk>



From: Joe Shawyer [mailto:JShawyer@groundwise.com]
Sent: 25 April 2018 14:17
To: plantenquiries@energetics-uk.com; osm.enquiries@atkinsglobal.com; Plantenquiries <Plantenquiries@instalcom.co.uk>; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk;

1

Joe Shawyer

From: KPN Plant Enquiries <kpn.plantenquiries@instalcom.co.uk>
Sent: 25 April 2018 16:49
To: Joe Shawyer
Subject: K04/18-1924 RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP



Dear Sir or Madam,

With reference to your plant enquiry below, we can confirm that KPN do not have any apparatus within the immediate proximity of your proposed works.

If you require any further information, please do not hesitate to contact us.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Regards

Plant Enquiries Dept
Instalcom Limited
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: kpn.plantenquiries@instalcom.co.uk
Web: <http://www.instalcom.co.uk>



B5 KPN

B6 PLANCAST

Joe Shawyer

From: Interoute Enquiries <interoute.enquiries@plancast.co.uk>
Sent: 25 April 2018 14:40
To: Joe Shawyer
Subject: RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP

This response does not include Vtesse or Easynet plant, please continue to use Vtesse or Easynet details for their enquiries

To whom it may concern

Thank you for your enquiry regarding the above proposals at the above location

We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.

We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department



The Old Haybarn
Rosebery Mews, Mentmore
Bedfordshire LU7 0UE

T: 01296 662647
www.plancast.co.uk

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Registered office: 1st Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE.
Registered in England and Wales with number 4455025 VAT No. 8567 195 80

B7 VERIZON

Joe Shawyer

From: UK OSP-Team <osp-team@uk.verizon.com>
Sent: 26 April 2018 08:29
To: Joe Shawyer
Cc: UK OSP-Team
Subject: RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GB) Email osp-team@uk.verizon.com

From: Joe Shawyer [mailto:JShawyer@groundwise.com]
Sent: 25 April 2018 14:17
To: plantenquiries@energetics-uk.com; osm.enquiries@atkinsglobal.com; plantenquiries@instalcom.co.uk; UK OSP-Team; interoute.enquiries@plancast.co.uk; telentelia.plantenquiries@telent.com; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; mbnl.plant.enquiries@turtown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk
Subject: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP
Importance: High

Ref: 21797JS
Site: Site by Holt Road, Dean Road, Wrexham, LL12 7TP
Grid Ref: 335178,351445
Requests: URGENT – PLEASE REPLY ASAP

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

We are doing research on the above site for a client and would be grateful if you could confirm whether the above operators have any cabling or apparatus in the immediate vicinity. Should there be anything detected in the vicinity plus 50 meters around the site, I would appreciate a plan showing the location. The reason we need the information is so our client can avoid digging through your cables or can investigate the potential for connecting with your network.

B8 LINESEARCH BEFORE U DIG



Enquiry Confirmation
LSBUD Ref: 12697502

Date of enquiry: 24/04/2018
Time of enquiry: 15:08

LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

List of affected LSBUD members

No LineasearchbeforeUdig Asset Owners within the Zone of Interest

LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD Members make regular changes to their assets and this list may vary for new enquiries in the same area.

List of not affected LSBUD members

AWE Pipeline	Gateshead Energy Company	Prysmian Cables & Systems Ltd (c/o Western Link)
BOC Limited (A Member of the Linde Group)	Gigaclear PLC	Redundant Pipelines - LPDA
BP Exploration Operating Company Limited	Gtt	RWEpower (Little Barford and South Haven)
BPA	Humbly Grove Energy	SABIC UK Petrochemicals
Carrington Gas Pipeline	IGas Energy	Scottish Power Generation
CATS Pipeline c/o Wood Group PSN	INEOS FPS Pipelines	Seabank Power Ltd
Cemex	INEOS Manufacturing (Sootland and TSEP)	SGN
Centrica Storage Ltd	INOVYN Enterprises Limited	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Intergen (Coryton Energy or Spalding Energy)	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	SSE (Peterhead Power Station)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Tata Communications (c/o JSM Construction Ltd)
DIO (MOD Abandoned Pipelines)	Manx Cable Company	Total (Colnbrook & Colwick Pipelines)
E.ON UK CHP Limited	Marchwood Power Ltd (Gas Pipeline)	Total Finaline Pipelines
EirGrid	Melbourn Solar Limited	Transmission Capital
Electricity North West Limited	National Grid Gas (Above 7 bar), National Grid	UK Power Networks
ENI & Himor c/o Penspen Ltd	Gas Distribution Limited (Above 2 bar) and	
EnQuest NNS Limited	National Grid Electricity Transmission	
EP Langage Limited	Northumbrian Water Group	Uniper UK Ltd
ESP Utilities Group	NPower CHP Pipelines	Vattenfall
ESSAR	Oikos Storage Limited	Veolia ES SELCHP Limited
Eso Petroleum Company Limited	Ørsted	Western Power Distribution
Fulcrum Pipelines Limited	Perenco UK Limited (Purbeck Southampton Pipeline)	Westminster City Council
Gamma	Petroineos	Wingas Storage UK Ltd
	Phillips 66	Zayo Group UK Ltd c/o JSM Group Ltd
	Premier Transmission Ltd (SNIP)	

B9 SCOTTISH & SOUTHERN ELECTRICITY NETWORKS



GROUNDWISE

Groundwise Searches Limited
Suite 8 Chichester House,
45 Chichester Road, Southend-on-Sea,
Essex, SS1 2JU
Telephone 01702 615566
Fax 01702 460239
mail@groundwise.com
www.groundwise.com

A search for SSE assets has been carried out via their online mapping system.

On this occasion there does not appear to be any SSE apparatus within the vicinity of your site. Blank tiles, downloaded from the SSE mapping system, have been included to show this.

The SSE Asset Data Team can be contacted by;

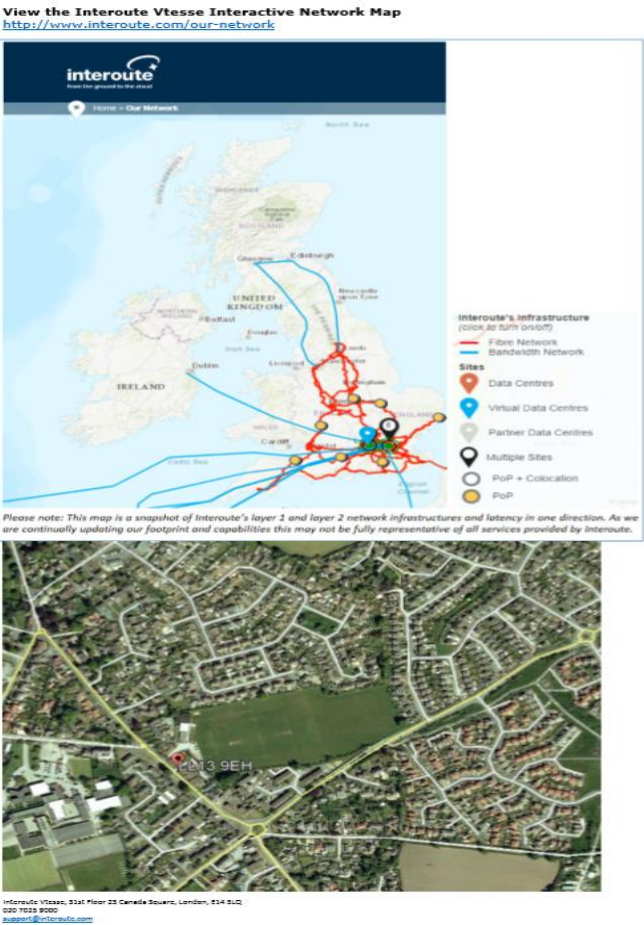
Email: Asset_Data@sse.com

Phone: 01256 337 294

B10 CITYFIBRE



B11 INTERROUTE



B12 UTILITY ASSETS LTD

Utility Assets Ltd

Thank you for recently contacting Utility Assets plant record department. We will check whether we have any plant present at your site and contact you within 5 - 7 working days ONLY if we own any plant in the vicinity.

If we do not reply, we do not have any apparatus in the area of your works. However, PLEASE TAKE CARE when excavating around electricity cables in the event that not all cables present may be accurately shown. We recommend you use detecting equipment to map the site before excavating and fully comply with HSG47. DO NOT assume that a cable is dead if you don't have a record of its presence. The cable must be treated as live unless PROVEN DEAD by the cable owner. In case of emergency please contact your local electricity distribution company.

This is an automated reply from our dedicated asset records email address. If you receive further correspondence from us it will be from asset.manager@utilityassets.co.uk quoting a site reference number.

Asset Manager - Utility Assets Ltd

B13 C.A. TELECOM – COLT

Joe Shawyer

From: Plantenquiries <plantenquiries@catelecomuk.com>
Sent: 02 May 2018 13:36
To: Joe Shawyer
Subject: RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team



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B14 MBNL

MBNL

Dear Sir/Madam

Many thanks for your email. Turner & Townsend would like to assure you that all plant enquiries we receive are reviewed thoroughly before making a decision on how to progress. Unfortunately, due to the sheer volume of enquiries we receive, we are unable to reply to every individual enquiry. We endeavour to reply to all **relevant** enquiries within a period of 14 working days. Kindly note that if you do not receive a reply to your enquiry within 14 working days, you are able to assume that your proposal will **NOT** impact upon one of our sites.

Kind Regards

MBNL SHQE Team

Turner & Townsend

t: +44 (0) 121 262 3663

<http://www.turnerandtowntsend.com>

Turner & Townsend Europe Limited
Registered Office: Low Hall, Calverley Lane, Horsforth, Leeds LS18 4GH, United Kingdom | Registered in England and Wales | Registration No: 3514794*

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Project of the Year | Building Awards 2015
Construction Consultant of the Year | Building Awards 2014, 2013
Queen's Award for Enterprise: International Trade 2014

For further information and registration details visit our website <http://www.turnerandtowntsend.com>

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B15 EUNETWORKS

Joe Shawyer

From: Plant Enquiries <plantenquiries@psgservices.co.uk>
Sent: 27 April 2018 17:20
To: Joe Shawyer
Subject: Re: Ref: 21797JS

To Whom It May Concern:

Thank you for your recent enquiry regarding your proposed work at the above location.

euNetworks Fiber UK Limited do not have plant in the vicinity of your proposed works and no strategic additions to our existing network are envisaged in the immediate future.

This information is only valid for a period of 3 months so, if your start date is 3 months or more from the date of this email, please re-apply for updated information at our generic email address: plantenquiries@psgservices.co.uk.

Kind regards

ALL PLANT ENQUIRIES AND DIVERSIONARY REQUESTS SHOULD BE ADDRESSED BY EMAIL TO THE OPERATIONS TEAM AT plantenquiries@psgservices.co.uk, WITH A PLAN AND FULL POSTAL ADDRESS OF YOUR ENQUIRY, THANK YOU



For and on behalf of euNetwork Fiber UK Limited

Regards

Stuart Green

M 07796 696810 | T 01257 468568 | E plantenquiries@psgservices.co.uk



Telecommunications Survey, Planning, Engineering & GIS Services

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B16 TRAFFICMASTER

Joe Shawyer

From: TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>
Sent: 27 April 2018 10:00
To: Joe Shawyer
Subject: RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Our ref: Damian Sweeney TEL: 01234759112 or 07712129249

New Roads and Street Works Act 1991- Sections 83, 84,142 and 143 Codes of Practice Appendix C2

In response to your notice regarding works which you, are proposing to undertake.

I can confirm that Trafficmaster does not have equipment installed within the boundary of the works.

If you have any further queries regarding this or any other programme, please do not hesitate to contact me on my details below.

Yours sincerely
For & on Behalf of
Trafficmaster Ltd

Infrastructure Maintenance
plantenquiries@trafficmaster.co.uk

From: Joe Shawyer <JShawyer@groundwise.com>
Sent: 25 April 2018 14:17
To: plantenquiries@energetics-uk.com; osm.enquiries@atkinsglobal.com; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk; telenttelia.plantenquiries@telent.com; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; TM Plant Enquiries <plantenquiries@trafficmaster.co.uk>; mbnl.plant.enquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk
Subject: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP
Importance: High

Ref: 21797JS
Site: Site by Holt Road, Dean Road, Wrexham, LL12 7TP
Grid Ref: 335178,351445
Requests: URGENT – PLEASE REPLY ASAP

For your reference, we have provided a site plan. Please use both the grid reference/postcode & site plan when responding to our requests.

1

B17 VODAFONE

Joe Shawyer

From: Khandke, Harshita <Harshita.Khandke@atkinsglobal.com>
Sent: 27 April 2018 10:13
To: Joe Shawyer
Subject: RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Please accept this email as confirmation that Vodafone: Fixed does not have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed 

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ

Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).

 Please consider the environment before printing this e-mail

From: Joe Shawyer [mailto:JShawyer@groundwise.com]
Sent: 25 April 2018 18:47
To: plantenquiries@energetics-uk.com; National Plant Enquiry's <OSM.enquiries@atkinsglobal.com>; plantenquiries@instalcom.co.uk; osp-team@uk.verizonbusiness.com; interoute.enquiries@plancast.co.uk; telenttelia.plantenquiries@telent.com; plantenquiries@psgservices.co.uk; plantenquiries@catelecomuk.com; NRSWA@bskyb.com; OPBuriedServicesEnquiries@networkrail.co.uk; plantenquiries@trafficmaster.co.uk; mbln.plantenquiries@turntown.com; assetrecords@utilityassets.co.uk; kpn.plantenquiries@instalcom.co.uk
Subject: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP
Importance: High

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B18 NETWORK RAIL

Joe Shawyer

From: Xoufarides Alexis <Alexis.Xoufarides@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 27 April 2018 13:58
To: Joe Shawyer
Subject: RE: *URGENT* 21797JS - Site by Holt Road, Dean Road, Wrexham, LL12 7TP

Dear Sir/Madam,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

<http://www.networkrail.co.uk/asp/1758.aspx?cd=1>

If you require any further clarification on any of the information please contact opburiedservicesenquiries@networkrail.co.uk.

Regards,

Alexis Xoufarides
Distribution Manager (NRSWA), Asset Information Services

Asset Information Services: to inspire & enable through the power of data
National Records Centre, Audax Road, York YO30 4US

T: 01904 386338 (int. 085338)
M: 07718 004626
E: alexis.xoufarides@networkrail.co.uk

Network Rail – Working for you

From: Joe Shawyer [mailto:JShawyer@groundwise.com]
Sent: 25 April 2018 14:17
To: plantenquiries@energetics-uk.com; osm.enquiries@atkinsglobal.com; plantenquiries@instalcom.co.uk; [1](mailto:osp-</p></div><div data-bbox=)

B19 ENGIE



Thank you for your enquiry. This mail box is monitored daily

ENGIE owns and operates district energy networks in the following cities. In addition, ENGIE has buried pipework either inside or very close to the area codes listed below:

- Birmingham - B1-B9, B15-B19
- Coventry - CV1, CV2, CV3
- Eastleigh - SO50
- Hatfield – Comet Square - AL10
- Leicester - LE1-LE5
- London

Bloomsbury - W1 (all sub codes), WC1 (all sub codes), WC2 (all sub codes), NW1, N1C

Olympic Site - E3, E7, E9, E10, E11, E13, E15, E20

Whitehall - SW1A, SW1E, SW1H, SW1P, SW1V, SW1Y

Greenwich - SE3, SE7, SE10

ExCel Exhibition Centre - E16

- Southampton - SO14, SO15, SO17

Due to the volume of enquiries, ENGIE is only able to respond to enquiries which fall within the above Areas of Interest.

If your enquiry falls within these areas, ENGIE will respond with a further email containing details of buried assets which may affect your work.

However, if no response is forthcoming please take this automated reply as evidence that ENGIE have no assets within the areas. In accordance with the NRSWA 1997 legislation, please allow 10 days a response, otherwise after this time it is deemed that ENGIE have no assets in the area enquired.

If you have any further questions or queries please email doccocontrol@engie.com

ENGIE Document Control

Urban Energy

UK & Ireland

NRSWA.UK@engie.com



engie.co.uk

Kings Yard,
1 Watlington Road,
Queen Elizabeth Olympic Park,
London E15 2GP - UK

Please consider the environment before printing this message

B20 TELENT



telent
Mayne House
Fenton Way
Basildon
Essex
SS15 6TD
United Kingdom
www.telent.com

Date 21/05/2018
Our Ref OSA180521

Dear Sir/Madam

Teliasonera Line Plant Enquiry.

Thank you for your correspondence enclosing details of your proposals. Our client's apparatus, Teliasonera, is not located within the vicinity of your enquiry and we therefore have no further interest in this current location.

Please note that all enquiries relating to the Teliasonera line plant should be forwarded to:

By post – to, telent,
 Teliasonera line plant enquiries,
 Mayne House,
 Fenton Way,
 Basildon,
 Essex
 SS15 6TD

By email - to, telenttelia.plantenquiries@telent.com

By phone – to, 01268 269096

Yours faithfully

Telent CCO

Basildon

Telent Technology Services Limited. Registered in England. No. 708317. Registered Office: Point 3, Haywood Road, Warwick, CV34 5AH, England

